

CITY OF FORT LAUDERDALE  
 UNSAFE STRUCTURES BOARD  
 THURSDAY, SEPTEMBER 17, 2015 AT 3:00 P.M.  
 1<sup>ST</sup> FLOOR COMMISSION CHAMBERS  
 CITY HALL

Cumulative  
 Attendance  
 10/14 through  
 9/15

**Board Members**

	Attendance	Present	Absent
Thornie Jarrett, Chair	P	9	1
Joe Holland, Vice Chair	A	4	6
John Barranco	P	9	1
Joe Crognale	P	10	0
Pat Hale	P	10	0
Don Larson	P	10	0
John Phillips	A	8	2
Ian Seitel	P	7	1
Michael Weymouth	P	8	2

**City Staff**

Lori Grossfeld, Board Secretary  
 Porshia Goldwire, Administrative Aide  
 George Oliva, Building Inspector  
 Jose Abin, Building Inspector  
 Rhonda Hasan, Assistant Attorney  
 Jamie Opperlee, ProtoType Inc. Recording Clerk

**Communication to the City Commission**

None

**Witnesses and Respondents**

CE15081232: Steven Garrett, owner

<u><b>Index</b></u>		
<u><b>Case Number</b></u>	<u><b>Respondent</b></u>	<u><b>Page</b></u>
<b>1. CE15081232</b>	BROWN HART LLC	<u><b>3</b></u>
	740 NW 20 AV	
Disposition:	The Board found the violations existed as cited and granted the owner 28 days to come into compliance. Board approved 6-1.	
<b>2. CE15020526</b>	CONE, WILLIAM J & ELECTA C	<u><b>30</b></u>
	1018 NW 6 ST	
Disposition:	Withdrawn	
<b>3. CE15071638</b>	JONAS, LOUIS	<u><b>30</b></u>
	2020 NW 29 AVE	
Disposition:	Withdrawn	
	Board Discussion	<u><b>30</b></u>
	Communication to the City Commission	<u><b>30</b></u>
	For the Good of the City	<u><b>30</b></u>

The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. in the 1<sup>st</sup> Floor Commission Chambers, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

**Approval of meeting minutes**

Motion made by Mr. Larson, seconded by Ms. Hale, to approve the minutes of the Board's August 2015 meeting. In a voice vote, motion passed unanimously.

**All individuals giving testimony before the Board were sworn in.**

**Cases**

**1. Case: CE15081232**

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**BROWN HART LLC**

**740 NW 20 AV**

MS. GOLDWIRE: First case will be on page three.

Inspector Jose Abin for Case CE15081232. The property address is 740 Northwest 20 Ave., and the owner is Brown Hart LLC.

The property was posted on 8/31/15, and advertised in the Daily Business Review on 8/28/15 and 9/4/15.

Additional proofs of service are noted on the agenda.

INSPECTOR ABIN: Building Inspector -- Good afternoon.

MR. WEYMOUTH: Afternoon.

INSPECTOR ABIN: Building Inspector Jose Abin for the City of Fort Lauderdale. You want to come up here and stand up here? Presenting Case CE15081232. Property address is 740 Northwest 20 Avenue. I would like to present the Notice of Violation to --

MR. WEYMOUTH: We need a little technical support up here real quick. We've got a --

INSPECTOR ABIN: Okay. And I also would like to enter into the record, a disk with the photos showing the current condition of this property.

[Inspector Abin displayed photos of the property]

The following Florida Building Code 2014 violations



1 were cited from the agenda. Florida Building  
2 Code(2014)116.1.1: this building, in its present condition  
3 does not meet the criteria for the Florida Building Code or  
4 for the minimum maintenance standard and the Fort Lauderdale  
5 minimum housing code, and it must be repaired by the owners or  
6 demolished. The structure has deteriorated to a state of  
7 disrepair that it is uninhabitable.

8           The 2014, under Section 116.2.1.1.1: the rotted  
9 structure will present a fire hazard and was forced to be  
10 boarded on more than one occasion.

11           Under Section 116.2.1.1.2: there is an excess  
12 accumulation of dust, debris and abandoned personal items  
13 present and this presents a potential fire hazard and health  
14 hazard.

15           Under Section 116.2.1.2.2: the roof structure has  
16 rotted and collapsed. Under Section 116.2.1.2.3: the interior  
17 walls have lost their integrity due to the water intrusion.  
18 Under Section 116.2.2.1: the cost of rehabilitation of the  
19 structure exceeds the fifty percent threshold or the value of  
20 the building.

21           I visited the property on September 16, that was  
22 yesterday, and I observed that the property remains in  
23 disrepair. Just to give you a little background on this  
24 property, the property has been in a state of disrepair since  
25 it was first cited on August 21, 2003, under Case CE03081668,



1 that was twelve years ago. The last time, there was a contact  
2 with an interested party was on August, on July 25, 2008, that  
3 was seven years ago. Until the gentleman showed up here.

4 Since then, it has been, it has transferred  
5 ownership under tax deed dated March 26, 2009 from Broward  
6 County as the grantor to Gold Hands Construction Corporation  
7 as the grantee. The title again was transferred with a quit  
8 claim deed on April 22, 2009 with a grantor Gold Hands  
9 Construction to Steven Scott Garrett as grantee. The last  
10 title transfer on record occurred on October 27, 2014 from the  
11 grantor Steve Scott Garrett to Brown Hart LLC as grantee.

12 There have been no attempts to remedy the violation  
13 to the building code or to secure the property at any of these  
14 three most recent owners. It has been the City, at its own  
15 expense, with no reimbursement from any of these property  
16 owners, to board up the property throughout the past twelve  
17 years, to secure the property from squatters and other adverse  
18 possession and to monitor the property at the City's own  
19 expense.

20 We are asking the Board to find for the City that  
21 this property is unsafe and to order the owner to have it  
22 repaired or demolished within the next thirty days. And the  
23 gentleman here wants to --

24 CHAIR JARRETT: All right, first, does any Board  
25 member have any questions for the Inspector before we -- Joe?

1 MR. CROGNALE: Yes, one question, sir.

2 INSPECTOR ABIN: Sure, sure.

3 MR. CROGNALE: 2003 is when this occurred. Why did  
4 it take so long to have this come before the Board now? That,  
5 this, this didn't occur yesterday; this occurred, way before  
6 where we're looking at right now.

7 INSPECTOR ABIN: That answer I do not have sir. You  
8 know, I'm here to present it now.

9 MR. CROGNALE: I can see this, but that's my  
10 question --

11 INSPECTOR ABIN: Right

12 MR. CROGNALE: -- it looks like it's been  
13 deteriorated for a long time.

14 INSPECTOR OLIVA: George Oliva, Building Inspector  
15 for the City. This case used to belong to Wayne Strawn, a  
16 Building Inspector. He came in front of the USB, there was a  
17 ruling to demolish the property but the City ran out of funds  
18 at that time, and the program was placed on hold to have the  
19 property demolished. And change ownership a couple times, the  
20 City was boarding the property and keeping it secure and  
21 clean.

22 And lately it's getting worse and worse to the point  
23 that you can see in the picture that the whole roof is give in  
24 already and that's why the Building Official decided to bring  
25 it back to USB.

1 MR. CROGNALE: All right. The reason for my  
2 question, was, it hasn't had any improvement, it hasn't  
3 improved itself in that, this length of time.

4 INSPECTOR ABIN: Right. It just keeps  
5 deteriorating.

6 MR. CROGNALE: Yes, it's --

7 INSPECTOR ABIN: I mean, we had -- you can see  
8 there's the old boards that are there and then we had to re-  
9 board it again because it became unsecured; there were  
10 squatters coming into the property. So we had to order, at  
11 the City's own expense, without any reimbursement to date, we  
12 had to re-board the property again. So it's just, it's an  
13 ongoing nuisance, it's unsafe and it needs to be remedied  
14 either by having the owner repair it or demolishing it.

15 CHAIR JARRETT: Okay, any other questions for the  
16 Inspector before we hear from the respondent? You do, Pat?

17 MS. HALE: Yes, I'd like to --

18 CHAIR JARRETT: Oh, okay. Please state your name  
19 and connection with the property.

20 MR. GARRETT: Steve Garrett, I'm the owner.

21 CHAIR JARRETT: Oh, okay.

22 MS. HALE: Which owner are you? You said there were  
23 three. Are you the last owner?

24 MR. GARRETT: Yes.

25 MS. HALE: And when did you purchase the property?



1 MR. GARRETT: It was 2009, in that --

2 MS. HALE: Okay. That's all.

3 MR. GARRETT: -- range. Yes, I didn't, I don't, I  
4 haven't owned it since way back when in '03.

5 MS. HALE: Yes, okay.

6 MR. GARRETT: I think it was, oh, okay.

7 MS. HALE: Okay. That's all I wanted to know.

8 MR. GARRETT: The property wasn't in that bad of a  
9 disrepair, I don't think, back in 2003; it has deteriorated  
10 over time. It's my intent to repair it. I spoke to an  
11 engineer last week; that's one of the requirements that are in  
12 the notice that I got, to have an engineer look at the  
13 property and make a determination as to what it needs and  
14 provide plans for permit. So that's where I'm at right now.

15 CHAIR JARRETT: That's your plan. I have one  
16 question just to clarify. You just stated but there were  
17 several numbers thrown out there at the same time. When did  
18 you actually take possession of the property, what year?

19 MR. GARRETT: 2009.

20 CHAIR JARRETT: 2009. So you've owned the property  
21 then for about six years.

22 MR. GARRETT: Six years, yes sir.

23 CHAIR JARRETT: Okay. Did, were you planning on  
24 doing this from the beginning and it just hasn't happened or  
25 were you --

1 MR. GARRETT: Yes I was.

2 CHAIR JARRETT: -- just recently planning to do  
3 this?

4 MR. GARRETT: Yes I was, but I got caught up in the  
5 recession let's say, the real estate recession. And I got  
6 caught, and I didn't have money. I was broke.

7 CHAIR JARRETT: Are you prepared to do what  
8 everything has to be done now?

9 MR. GARRETT: Yes.

10 CHAIR JARRETT: Because I'm sure that's on the mind  
11 of these Board members.

12 MR. GARRETT: Yes.

13 CHAIR JARRETT: You realize you're going to have to  
14 have a design professional and an architect or engineer --

15 MR. GARRETT: Yes, I spoke to him last week.

16 CHAIR JARRETT: And you have a general contractor?

17 MR. GARRETT: I am a general contractor.

18 CHAIR JARRETT: Oh, you are a general contractor  
19 okay.

20 MR. GARRETT: I'm also a roofing contractor. State  
21 certified in both.

22 CHAIR JARRETT: I see.

23 MR. GARRETT: I have it here if you'd like to see  
24 it.

25 CHAIR JARRETT: What are you asking the Board to do

1 for you?

2 MR. GARRETT: I'm asking for an extension, time  
3 extension to work on permitting. There's one note in here  
4 that kind of throws a curveball in the process and it's, if  
5 the cost to repair exceeds fifty percent of the value, and  
6 what I read here was that it's fifty percent of the  
7 replacement value. So that's sort of what I'm working towards  
8 right now and the engineer is as well. So that's sort of  
9 where we are right now.

10 CHAIR JARRETT: And you're prepared financially to  
11 go through this?

12 MR. GARRETT: Yes.

13 CHAIR JARRETT: Okay.

14 MR. GARRETT: The house is small, it's very small.  
15 The one picture that you see where the roof is really bad, is  
16 in the back, it's a shed. Where it's totally gone, that's, I  
17 mean the rest of the roof is bad, but where it's totally gone,  
18 that's the shed.

19 CHAIR JARRETT: Okay.

20 MR. GARRETT: Where you just see the roof trusses?  
21 It's a separate structure so that's --

22 CHAIR JARRETT: All right, I'm sure some Board  
23 member has some question.

24 MR. WEYMOUTH: I've got a question, Chair.

25 CHAIR JARRETT: Michael?



1           MR. WEYMOUTH: Is it your intention to work within  
2 the existing walls? Are you looking to expand or go --

3           MR. GARRETT: No, I'm not looking to expand at all.  
4 No, absolutely not.

5           MR. WEYMOUTH: Okay. So you're basically looking to  
6 put it back into the same floor plan that it was before?  
7 You're obviously, if you're a licensed roofer, you're going to  
8 go back in with basically the same type, obviously going to  
9 need new trusses, so on and so forth.

10          MR. GARRETT: Yes.

11          MR. WEYMOUTH: I just wondered whether you had  
12 bigger plans than what's there. Okay.

13          MR. GARRETT: No. Just to repair what's there.

14          MR. WEYMOUTH: Thank you.

15          MR. LARSON: Have you got any plans at all put  
16 forward or your engineer come up with anything as yet?

17          MR. GARRETT: Do I have plans?

18          MR. LARSON: Yes.

19          MR. GARRETT: I spoke to an engineer last week and  
20 he doesn't have plans, but he's working on it.

21          MR. LARSON: And when does he expect to have that  
22 finished?

23          MR. GARRETT: I don't know. He had, again,  
24 questions, and I want to --

25          MR. WEYMOUTH: What engineering plans do you need?

1 I don't understand when you say you're employing an engineer.  
2 You're not doing any work outside of the four walls, why would  
3 you need an engineer?

4 MR. GARRETT: Because the notice that I received  
5 states that I need to have an engineer look at it. I can read  
6 it to you or -- That's what --

7 MR. WEYMOUTH: Okay.

8 MR. GARRETT: One of the things Mr. Abin put in the  
9 notes. He noted, obtain the services of a licensed structural  
10 engineer to assess damages. In his opinion, if it can be  
11 repaired, to do the necessary drawings.

12 MR. WEYMOUTH: Yes, okay, understood.

13 MR. GARRETT: So that's where I am right now as far  
14 as --

15 MR. WEYMOUTH: Okay.

16 MR. LARSON: Mr. Chairman?

17 CHAIR JARRETT: Yes, Don.

18 MR. LARSON: Sir, what happens when you get to the,  
19 get your figures all in and your estimates all in and it runs  
20 you more than fifty percent? Are you prepared to tear it down  
21 if it's, if you're not going to put the money into it to bring  
22 it back up, to bring it, the value's not they are in it?

23 MR. GARRETT: Yes, but I hope not to go that way.  
24 I'd do all the work myself also.

25 MR. LARSON: I'm a former builder, so that's why I'm

1 asking you.

2 MR. GARRETT: You are, okay. I do everything  
3 myself. I mean, I might not look like it but I do everything.  
4 I have every tool you can think of, and I, I went to the  
5 University of Florida, actually have a bachelor's degree in  
6 construction management. Prior to that I used to work as a  
7 laborer when I was seventeen.

8 MR. LARSON: Well, I'm just concerned that you've  
9 got the moxie enough to say, well, I'm not going to invest  
10 that much more money into it and just walk away from it and  
11 leave it stand. I don't want that to happen. I want it, if  
12 you're going to walk away from it and not put the money into  
13 it I want it to come down.

14 MR. GARRETT: I ran the numbers and it will still  
15 work. I can still do it.

16 MR. CROGNALE: Mr. Chair?

17 MR. GARRETT: Given that I --

18 CHAIR JARRETT: John is next. [inaudible]

19 MR. BARRANCO: [inaudible] Don.

20 MR. LARSON: I was going to ask, I was going to say,  
21 if this gentleman's going to do what he says he's going to do,  
22 I'd like to have him come back within thirty days with some  
23 type of a plans and to bring us up to date. To make sure he's  
24 going forward on it. John you go ahead and take over from  
25 there.



1           MR. BARRANCO: Yes, I agree. And I was going to ask  
2 the same, you had mentioned, you already have a budget in  
3 mind.

4           MR. GARRETT: Yes.

5           MR. BARRANCO: What are you looking to spend on the  
6 improvements?

7           MR. GARRETT: It wasn't a lot. It was only about  
8 five thousand, materials. Because I'm looking at only  
9 materials.

10          MR. BARRANCO: Okay.

11          MR. GARRETT: The cost of materials.

12          MR. BARRANCO: So, that fifty percent rule, that, it  
13 applies to damage or costs, you're going to run into this at  
14 the Building Department once you get there. So I'm imagining  
15 you're going to re-truss the entire structure.

16          MR. GARRETT: Yes.

17          MR. BARRANCO: So, why don't you go through the  
18 scope with me. So, you're going to re-truss, re-sheath, re-  
19 roof, then on the interior, you're going to gut it. Why don't  
20 you just fill in the rest. What else are you going to do?

21          MR. GARRETT: Yes, what needs to be gutted, yes.  
22 There was a note here that the interior walls were damaged.  
23 I'll open it up and look at it. If I need to replace interior  
24 walls, there's only two. It's a one-bedroom, one-bathroom  
25 structure. It's the size of the mobile home.

1 MR. BARRANCO: Right.

2 MR. GARRETT: A single-wide mobile home. It's very  
3 small. So yes, so if I have to replace those interior walls,  
4 that's not a big deal.

5 MR. BARRANCO: And the electrical?

6 MR. GARRETT: They're not load bearing walls. It  
7 does need electrical.

8 MR. BARRANCO: And then mechanical?

9 MR. GARRETT: I would just not even install it. It  
10 had window, it had wall units in it before and reinstall  
11 those, probably at a later date even.

12 MR. BARRANCO: Hm. And then, plumbing?

13 MR. GARRETT: Just, at this point I wanted to get  
14 the roof squared away, because that's the big problem,  
15 security.

16 MR. BARRANCO: And plumbing facilities?

17 MR. GARRETT: Plumbing, yes.

18 MR. BARRANCO: So, five thousand dollars?

19 MR. GARRETT: That's what I figured. The materials,  
20 again, aren't that much because it's small.

21 MR. LARSON: No way, there is no way.

22 MR. GARRETT: That's the thing about it, the  
23 property is so small, it's only six --

24 MR. BARRANCO: Do you have a breakdown there, a cost  
25 breakdown?

1           MR. GARRETT: It's, I just hand wrote it, but yes I  
2 do. Depending on what I was going to do, but yes.

3           MR. BARRANCO: Would you mind.

4           MR. GARRETT: I just sort of --

5           MR. BARRANCO: Could you bring that up for me?

6           MR. GARRETT: Sure.

7           MR. BARRANCO: That's fine. It's probably the same  
8 thing I'd do, I don't --

9           MR. WEYMOUTH: The majority of it's the roof,  
10 drywall.

11          MR. GARRETT: I don't know if this makes a  
12 difference, but --

13          CHAIR JARRETT: Joe, you want to ask a question  
14 while John looks at that?

15          MR. CROGNALE: Yes I do, yes I do sir. What  
16 troubles me the most with this property is that you acquired  
17 it in 2009, and it's been sitting there in the same condition.  
18 Now you need another thirty-day extension. There is where I'm  
19 having the problem with it. It's already gone beyond -- and  
20 this is 2015 -- so if you acquired it back then, why didn't  
21 you do something about it then and not now, and you require an  
22 extra thirty days?

23          MR. GARRETT: Again, I really got clobbered with the  
24 economy bad. I owned other properties and when the recession  
25 came and the property values failed I got clobbered, mainly



1 with taxes. The taxes were high, and I was paying them in  
2 arrears so I had all these high taxes and when the property  
3 values went way down because these neighborhoods got hit way  
4 worse than other neighborhoods, and that's where all the  
5 properties were that I acquired. They were from tax deeds  
6 which were properties that people don't want [inaudible].

7 MR. CROGNALE: Especially whether I'm troubled about  
8 is you are a general contractor, you're not just an average  
9 homeowner. You're a professional.

10 MR. GARRETT: Yes sir.

11 MR. CROGNALE: To let it deteriorate like that and  
12 not having something done in the interim between now, 2009 and  
13 2015, that's where I'm having a problem with it.

14 MR. GARRETT: Yes sir.

15 CHAIR JARRETT: You ready to --

16 MR. BARRANCO: Well, I'm just --

17 MR. GARRETT: I don't --

18 MR. BARRANCO: I was just reviewing the scope of the  
19 project. I mean, it seems like you're going to be doing all  
20 the labor yourself.

21 MR. GARRETT: Yes. That's another thing I wanted to  
22 mention if I could. I helped a very good friend of mine --

23 MR. BARRANCO: Uh-huh.

24 MR. GARRETT: -- remodel his house and the agreement  
25 that I had with him is that you're going to help me to do the

1 work that I need to do. So he's going to help.

2 MR. BARRANCO: Okay.

3 MR. GARRETT: I could get an affidavit from him or  
4 something, if that's -- I wanted to bring him here, I probably  
5 should have but that's --

6 MR. BARRANCO: Right. No, that's not needed. And  
7 then, how about windows and doors, are you planning on  
8 replacing those things?

9 MR. GARRETT: If I need to. I mean --

10 MR. BARRANCO: Here's where I'm going with it,  
11 because of the opinion that the Inspector has here, that fifty  
12 percent rule usually triggers the entire code.

13 MR. GARRETT: Yes.

14 MR. BARRANCO: Which means that would have to meet  
15 today's code, that building. So the things that you are  
16 considering doing or not doing may be dictated by what they  
17 tell you at the Building Department or what your engineer  
18 tells you once he evaluates it.

19 MR. GARRETT: Yes.

20 MR. BARRANCO: so, you could be looking at a lot  
21 more expenditure than what you have here.

22 MR. GARRETT: Windows and doors I could.

23 MR. BARRANCO: Right, I'm just pointing it out  
24 because it doesn't seem like a very accurate budget. It just  
25 seems like there's a few things missing, and you're going to

1 end up spending a little bit more.

2 MR. GARRETT: A little bit more.

3 MR. BARRANCO: The fact that you're doing the labor  
4 yourself, I can't imagine, let's say it was fifteen thousand  
5 dollars, it might not even trigger. He could probably do it  
6 for fifteen thousand, I couldn't.

7 MR. WEYMOUTH: Well, and that was going to be my  
8 comment. He's an enterprising guy.

9 MR. BARRANCO: Yes.

10 MR. WEYMOUTH: He's one of the few people that show  
11 up in front of this Board --

12 MR. BARRANCO: Right.

13 MR. WEYMOUTH: -- and is asking legitimately for a  
14 piece of time and you know, quite frankly, we all have  
15 different levels of finish that we want to live by. I don't  
16 know what he's looking to do there and so for me, I kind of go  
17 along with what Mr. Larson has suggested, if you want to give  
18 him a twenty-eight day extension to our next meeting and see  
19 that he's addressing the unsafe components of the structure, I  
20 would be satisfied with that knowing that he's a roofer, he'll  
21 obviously have a permit in hand because he's a roofing  
22 contractor, doesn't have to go bid it out.

23 And have windows and doors and make the property  
24 safe. Twenty-eight days from now if he doesn't have any of  
25 that and he's still taking bids or figuring stuff out, then

1 we'll see where that goes. But as far as how much wiring he  
2 does or whether he has central air or a wall shaker, to me it  
3 gets beyond an unsafe structure at that point. I want to see  
4 the windows and doors and roof on there, so it's a safe  
5 structure. But you know, I give him credit for showing up and  
6 asking for the time and in the past that we've had no  
7 representation. So that's my two minutes of soapbox time.

8 CHAIR JARRETT: Okay. Pat, you had a question.

9 MS. HALE: Yes. This is for the attorney. Is this  
10 a separate folio number, or is this attached to that blue  
11 house?

12 MS. HASAN: I'm not, I'm only aware of one folio  
13 number.

14 MS. HALE: So it has a separate folio number,  
15 therefore it's a separate lot. Do you, sir, live in the blue  
16 house that we're looking at?

17 MS. HASAN: I don't have a survey but --

18 MS. HALE: No.

19 MR. LARSON: You don't own the blue house do you?  
20 Sir? You don't own the blue house, do you?

21 MR. GARRETT: Blue house?

22 MS. HALE: The one that's next door.

23 MR. WEYMOUTH: The house right next door in the  
24 pictures.

25 MR. GARRETT: No.



1 MR. LARSON: So you don't own the house next door.

2 MR. GARRETT: No. No sir.

3 MR. LARSON: Okay. Thank you.

4 MS. HALE: In other words, you only own that one  
5 folio lot and your tax bill comes for that particular house,  
6 correct?

7 MR. GARRETT: Yes. Yes.

8 MS. HALE: And how many square feet is this house?  
9 Just give me a rough --

10 MR. GARRETT: Six-sixty? I have the --

11 MS. HALE: Six hundred square feet.

12 MR. GARRETT: Six hundred, yes, it's very small.

13 MS. HALE: Yes.

14 CHAIR JARRETT: Okay, anymore questions? If not,  
15 one question I would have, different Board members have thrown  
16 out some numbers here of thirty days and around thirty days  
17 and, oh, Jose, you want to say something?

18 INSPECTOR ABIN: One more thing.

19 CHAIR JARRETT: Sure.

20 INSPECTOR ABIN: I would like the Board to take into  
21 account that the property has been boarded up twice already by  
22 the City and the cost of cleanup. So right now, the liens on  
23 the property are somewhere in the neighborhood of about eight  
24 to ten thousand dollars just for maintenance and board-up. So  
25 I want the gentleman to be aware of this when he figures out

1 his numbers. You know, so.

2 MR. BARRANCO: I did review that and he did have  
3 those numbers on there.

4 INSPECTOR ABIN: Okay.

5 CHAIR JARRETT: And there's a couple ways the Board  
6 could approach this. I think that the Board is going to  
7 probably, whatever the motion is it's probably going to  
8 include that we're going to find the validations exist, or the  
9 violations exist, I don't think we can avoid that. The  
10 question is, is whether or not we're going to give you thirty  
11 day extension or thirty days before demolition. That's going  
12 to be up to the motion maker here.

13 Which would mean that you'd have thirty days to come  
14 back to the Board and present some kind of evidence that  
15 you're moving forward with doing this, such as a set of plans  
16 from the engineer and an application for a building permit.  
17 Are you prepared to do that?

18 MR. GARRETT: Yes.

19 CHAIR JARRETT: Okay. Does someone want to make a  
20 motion, or does someone want to -- you want to make a motion  
21 Joe?

22 MR. LARSON: So ahead Joe.

23 MR. CROGNALE: Yes I would. I move that we find  
24 that the violations exist as alleged and that we order the  
25 property owner to demolish the structure within thirty days.

1 And that we order the City to demolish the structure should  
2 the property owner fail to timely demolish. Such demolition  
3 is to be accomplished by a licensed demolition contractor  
4 pursuant to a City issued demolition permit.

5 CHAIR JARRETT: Do we have a second?

6 MR. WEYMOUTH: I'm not going to support a  
7 demolition. We're talking about buying him some extra time  
8 Joe. So we're looking to ask him to secure or repair it, not  
9 demolish it.

10 CHAIR JARRETT: Well, you do have to keep in mind  
11 that if this motion did pass, he could come to the next  
12 meeting with those engineering drawings, and we could re-vote  
13 it and we could give him an extension at that time.

14 MR. WEYMOUTH: But then we'd have to re-vote to  
15 cancel the demolition order. Because there's a demolition  
16 order in place.

17 CHAIR JARRETT: Well, I think we're just --

18 MR. WEYMOUTH: I think it's easier if we ask him to  
19 repair or secure it and if he doesn't, then we order the  
20 demolition order.

21 CHAIR JARRETT: Okay, so what you're suggesting is  
22 that we do it with an extension, not a demolition order. We  
23 find --

24 MR. WEYMOUTH: That's what I was anticipating. I  
25 mean, we can, I'm not trying to change the motion --

1 CHAIR JARRETT: No, well, all right, let's --

2 MR. WEYMOUTH: I'm not going to vote for that  
3 motion, because that's not the way I interpreted the dialogue  
4 or my intent.

5 CHAIR JARRETT: Let's see if we have a second.

6 MR. WEYMOUTH: Okay.

7 CHAIR JARRETT: And if we have a second, we can have  
8 a vote. And then if it fails, we can make another motion. Do  
9 we have a second on a motion? Okay, the motion fails to earn  
10 a second on it so would someone else like to make a motion?  
11 Don?

12 MR. LARSON: Yes. I'd like to make a motion that we  
13 give the respondent twenty-eight days to come into compliance.  
14 And in the compliance factor I'd like to have the building  
15 boarded up for safety reasons as the City has suggested, and  
16 then have him come back here at the end of twenty-eight days  
17 with a progress report on what he's going to do and stuff like  
18 that.

19 CHAIR JARRETT: Don, does your motion find that the  
20 violations exist?

21 MR. LARSON: We find that the violations do exist.

22 CHAIR JARRETT: Okay.

23 MR. LARSON: I move that we find that the violations  
24 exist as alleged, lost my, as alleged exist and alleged that  
25 they, that we grant the respondent a number of days, which



1 would be twenty-eight to bring the property into compliance by  
2 10/15/2015.

3 CHAIR JARRETT: And you also originally stated that  
4 you also wanted the building secured.

5 MR. LARSON: With the building secured.

6 CHAIR JARRETT: And that would be part of your  
7 motion.

8 MR. LARSON: That would be part of my motion.

9 CHAIR JARRETT: Do we have a second on that motion?

10 MR. SEITEL: Second that.

11 CHAIR JARRETT: Ian has second the motion. Do we  
12 want to have some discussion? No? Well, let's call the  
13 question then. All in favor say aye please.

14 MR. BARRANCO; MS. HALE; MR. LARSON; MR. WEYMOUTH;  
15 MR. SEITEL; CHAIR JARRETT: Aye.

16 MR. CROGNALE: No.

17 CHAIR JARRETT: Okay, you want to do a roll call  
18 Jamie, please.

19 MS. OPFERLEE: Mr. Barranco.

20 MR. BARRANCO: Yes.

21 MS. OPFERLEE: Mr. Crognale.

22 MR. CROGNALE: No.

23 MS. OPFERLEE: Ms. Hale.

24 MS. HALE: Yes.

25 MS. OPFERLEE: Mr. Weymouth.

1 MR. WEYMOUTH: Yes.

2 MS. OPFERLEE: Mr. Larson.

3 MR. LARSON: Yes.

4 MS. OPFERLEE: Mr. Seitel.

5 MR. SEITEL: Yes.

6 MS. OPFERLEE: Chair Jarrett.

7 CHAIR JARRETT: Yes. So the motion passes. So you  
8 understand, now, what's happened is the Board has found that  
9 the violations do exist, you do own an unsafe structure. And  
10 you're obligated to, because of the addition that Don made on  
11 your motion, you're obligated to board it up and secure it,  
12 make sure that transients can't enter the building.

13 And if you want to have an extension you need to  
14 appear before the Board at our next Board meeting  
15 approximately what, twenty-eight days from now. And you need  
16 to have, the best thing you could do is come with your  
17 engineer, and with a set of plans, and with a building  
18 application number where you filed a set of plans to the City.  
19 Which, you being a general contractor should be able to, and  
20 your obvious background, it can be noted for the record that  
21 he presented the Board members his state license. So he's  
22 qualified to do this. So you should be able to do this.

23 Now, if you come with all this, I'm sure that you  
24 can see by the attitude of the Board, then we'll give you  
25 another extension and you'll be able to work through this.

1 But if you fail to show up with any of this information, then  
2 I'm sure that the next motion the Board makes on the property  
3 is going to be a demolition order and you're going to have  
4 down to thirty days before it has to be demolished.

5 So, we wish you luck and hopefully, because we're  
6 not here to tear down buildings. We're here to try to make  
7 them safe. Okay?

8 MR. GARRETT: Very good. Thank you.

9 CHAIR JARRETT: All right. Thank you.

10 MR. GARRETT: One question, would I receive some  
11 kind of a notice that I would appear back before the Board on  
12 that date?

13 CHAIR JARRETT: No, you need to just come back to  
14 the Board meeting and we will hear what you have to say.

15 MR. GARRETT: I just come back.

16 MR. WEYMOUTH: The City will be here to validate  
17 whatever you bring forward. If you tell us that you pulled a  
18 permit, they will have the backup or what have you to concur  
19 with what you're presenting.

20 MS. HALE: That's 10/15, it's a Thursday again.

21 MR. GARRETT: Okay.

22 CHAIR JARRETT: And you should work closely with the  
23 Inspector behind you, José, because he's the one that's  
24 working on your case. And he's the one that's going to be  
25 here next month to tell us whether or not you have complied or

1 not. So you need to work with Jose and get his phone number,  
2 and his card before you leave so you can stay in contact with  
3 him. Okay? And we wish you luck.

4 MR. GARRETT: Okay. The building by the way it is  
5 secured. It was boarded. I don't know why it was re-boarded.  
6 They came in and removed all the boards and put new boards on.

7 CHAIR JARRETT: It happens. Sometimes the  
8 transients themselves tear the boarding down to get in and  
9 then they have to come back and redo it. That happens.

10 MR. GARRETT: No, they didn't.

11 CHAIR JARRETT: Okay.

12 MR. GARRETT: They, I don't know why the City just  
13 removed all the boards and they, what they installed is clear  
14 Plexiglas, that's what you see here.

15 CHAIR JARRETT: Well, that's what they do new now.

16 MR. GARRETT: So it is secure right now. One of the  
17 comments made is secure it. Right now it is secure.

18 CHAIR JARRETT: Okay. Oh, okay. Well, just keep it  
19 secure for us.

20 MR. GARRETT: It's just, it's clear.

21 MS. HALE: Yes.

22 MR. GARRETT: It doesn't look like it is because  
23 it's clear. It's clear.

24 MS. HALE: Yes, that's the City's new, yes.

25 CHAIR JARRETT: Okay.



1 MR. GARRETT: Yes. It's clear, but --

2 CHAIR JARRETT: Yes. Okay, very good.

3 MR. GARRETT: -- at six thousand dollars, which I  
4 think is --

5 CHAIR JARRETT: I'm, I assure you that before next  
6 Board meeting Jose will drive by there before the meeting and  
7 let us know what's going on there.

8 MR. GARRETT: I think it's absurd that they charge  
9 six thousand dollars to board the place up.

10 CHAIR JARRETT: Yes, and you'll find that if you  
11 don't do this work that's needed, then the next thing will be  
12 a demolition order, and you'll find out that like everything  
13 else it's going to cost twice as much for the City to demolish  
14 it as it would if you did it yourself.

15 MR. GARRETT: Yes.

16 CHAIR JARRETT: So, if you get to the point where  
17 you think it needs to come down, as opposed to spending  
18 additional money on it, you need to take it down before your  
19 back before the Board too. That's another good point.  
20 Because it will cost a lot more for the City to do it.

21 MR. GARRETT: Yes.

22 CHAIR JARRETT: Okay? We wish you luck.

23 MR. GARRETT: Thank you.

24 MS. GOLDWIRE: And sir, so you know, our next  
25 meeting next month is going to be on the eighth floor. So

1 when you come in make sure you bring the ID.

2 MR. GARRETT: Okay.

3 MS. GOLDWIRE: Not this room.

4 MR. GARRETT: Okay.

5

6

7

**2. Case: CE15020526**

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8

**CONE, WILLIAM J & ELECTA C**

9

**1018 NW 6 ST**

10 MS. GOLDWIRE: Our next case on page one CE15020526  
11 has been withdrawn and also on page two, CE15071638 has also  
12 been withdrawn.

13

14

**3. Case: CE15071638**

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15

**JONAS, LOUIS**

16

**2020 NW 29 AVE**

17

Withdrawn.

18

19

**FOR THE GOOD OF THE CITY**

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20

21

22

MS. GOLDWIRE: And if anyone on the Board didn't  
hear, our next hearing will be up on the eighth floor. It  
won't be down here. Okay.

23

24

**BOARD DISCUSSION**

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25

None.

COMMUNICATION TO THE CITY COMMISSION INDEX

CHAIR JARRETT: All right. Do we have anything to send to the City Commission?

MS. HALE: No.

CHAIR JARRETT: No? Would you like to adjourn?

[Meeting concluded at 3:32 p.m.]

  
BOARD CLERK

  
THORNIE JARRETT, CHAIR

[Minutes prepared by: J. Opperlee, Prototype, Inc.]

## CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held September 17, 2015, at 3:00 p.m., City Hall, 100 North Andrews Avenue, 1<sup>st</sup> Floor Commission Chambers, Fort Lauderdale, Florida.

Dated at Ft. Lauderdale, Broward County, Florida, this 15 day of October, 2015.

PROTOTYPE, INC.

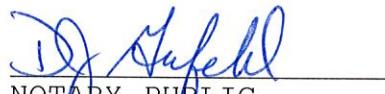
  
JAMIE OPPERLEE  
Recording Clerk

SWORN TO and SUBSCRIBED before me by JAMIE OPPERLEE who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this 15<sup>th</sup> day of October, 2015.



D. J. GROSSFELD  
MY COMMISSION # FF 215905  
EXPIRES: April 26, 2019  
Bonded Thru Budget Notary Services

  
NOTARY PUBLIC  
State of Florida